

Minutes



Planning and Zoning Commission Regular Meeting

Council Chamber
101 W. Abram St.

**February 17, 2010
5:30 P.M.**

The Planning and Zoning Commission of the City of Arlington, Texas, convened in Regular Session on February 17, 2010, at 5:30 p.m. in the Council Chamber of the Municipal Building, 101 West Abram Street, with the meeting being open to the public and notice of said meeting, giving the date, place and subject thereof, having been posted as prescribed by V.T.C.A., Government Code, Chapter 551, with the following members present, to-wit:

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| Victor Vandergriff | * | Chair |
| Edward Gutierrez | * | |
| Stacie Stewart | * | |
| Jeff Pokrifcsak | * | |
| Andrew Piel | * | Commissioners |
| Connie Ruff | * | |
| Charla Hawkes Vinyard | * | |
| Michael Forbes | * | |
| Kevin McGlaun | * | |
| Jim Parajon | * | Director, Community Development and Planning |
| Kathy Zibilich | * | Assistant City Attorney |

- I. Call to Order at 5:37 p.m.
- II. Minutes of the February 3, 2010, Planning and Zoning Regular Session were approved as submitted.
- III. PUBLIC HEARING FOR ZONING CASES
 - A. Zoning Case SLP09-4
(Magic Dentistry – 1500 Hillcrest Drive)

Application for approval of a Substitute Landscape Plan on approximately 0.33 acres zoned "O" (Office); 1500 Hillcrest Drive generally located south of East Park Row Drive and west of Hillcrest Drive

Kevin Charles, Landscape Administrator, presented this case.

Present to speak in support of this case was Mehrdad Sehat, 2429 North Cooper Street.

Present to go on record in support of this case was Sam Moore, 1908 Kent Drive, representing Plaza Heights Community Watch; and Sue Phillips, 415 Joyce Street, representing East Arlington Renewal.

Present to speak in opposition to this case was Jim Jared, 1504 Hillcrest Drive. He stated that the question he and his neighbors have is whether or not the parking lot is going to come ten feet from the residential area. He mentioned that if that is going to happen, he and the neighbors will have a problem with it. He said that they have enough crime without people being able to pull their car up and go over the fence. He stated that they are worried about their property values falling. He mentioned that if it is the structure that will be close, they are okay with that, but if it is the parking lot, they are not. Commissioner Pokrifcsak asked if they would prefer a more commercial fencing such as a masonry wall. Mr. Jared answered that if it would mean lights not shining into the bedrooms, people not being able to look over into the houses, and pull cars up and go over the fence, it would be fine.

Commissioner Vinyard asked if the fence would be going from Hillcrest to the back point. Mr. Sehat answered in the affirmative. Commissioner Vinyard asked where the parking lot will actually be located. Mr. Sehat answered that it will be ten feet from the fence. Mr. Charles added that the issue is with the original building's footprint being closer to the property line. Commissioner Vinyard commented that under these circumstances, they will need to recommend a more substantial fence.

Rebuttal: Mr. Sehat commented that when they first acquired the property they were going to use the house that was there as their office, but when they started to gut the house, they found a termite infestation and had to tear down the house which was quite costly. He stated that now they will be using the existing foundation and are already way over their budget. He mentioned that the Ordinance allows for a double-sided wood fence and he would be more than happy to put up an eight-foot fence, so there is coverage for the neighbors. Commissioner Ruff explained that Staff has recommended the composite masonry because it is not as expensive as the regular brick fence. Mr. Sehat said if that is what it takes to get this done, that is what they will do because they need to move from their current location as soon as possible.

Connie Ruff made a motion to approve Substitute Landscape Plan SLP09-4 with the following stipulations: 1) an eight-foot composite masonry fence be constructed along the entire length of the south property line and 2) all other landscaping comply with the commercial landscape standards. Seconded by Charla H. Vinyard, the motion carried with a vote of 9-0-0.

APPROVED

B. Zoning Case PD09-10 (Friendly Village Concept Brief – 2201 Miller Road)

Application to change the zoning on approximately 38.448 acres zoned "MH" (Manufactured Home) to "PD" (Planned Development) for "MH" (Manufactured Home) uses plus a trailer camp" with concept brief approval; 2201 Miller Road generally located north of Avenue J Street and east of Ballpark Way

Chair Vandergriff announced that the applicant in this case has requested that it be continued indefinitely.

Connie Ruff made a motion to continue indefinitely Zoning Case PD09-10. Seconded by Michael Forbes, the motion carried with a vote of 9-0-0.

CONTINUED INDEFINITELY

Chair Vandergriff recognized those in attendance who were in opposition to this case. They were Rich and Belinda Billings, 1917 Creek Wood Drive; and Eva Rangel, 2215 Sweetpea Lane.

IV. ADJOURN

Being no other business to come before the Commission, Chair Vandergriff adjourned the meeting at 6:06 p.m.

ATTEST:

Chair

Secretary to the Commission
APPROVED this 3rd day of March 2010